

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

41 Loyola Road Werribee VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$480,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$495,000

\*House

X

\*Unit

Suburb

Werribee

Period-from

01 Aug 2018

to

31 Jul 2019

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

5 Kiewa Court Werribee VIC 3030	\$525,000	28-Aug-18
97 Chirnside Avenue Werribee VIC 3030	\$475,000	22-Jun-19
4 Rubicon Place Werribee VIC 3030	\$545,000	09-Jun-19

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 21 August 2019

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**5 Kiewa Court Werribee VIC 3030**

Sold Price

**\$525,000**

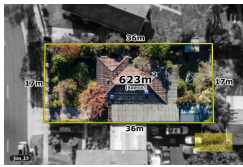
Sold Date

**28-Aug-18**

 4  2  1

Distance

**0.15km**



**97 Chirnside Avenue Werribee VIC 3030**

Sold Price

**\$475,000**

Sold Date

**22-Jun-19**

 3  1  1

Distance

**0.25km**



**4 Rubicon Place Werribee VIC 3030**

Sold Price

**\$545,000**

Sold Date

**09-Jun-19**

 3  1  3

Distance

**0.26km**

RS = Recent sale

UN = Undisclosed Sale

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